



115 HURN LANE
KEYNSHAM
BRISTOL
BS31 1SG
£439,000

POSITIONED WITHIN THIS ATTRACTIVE, TREE LINED ROAD AND BACKING ONTO OPEN COUNTRYSIDE AND MANOR ROAD NATURE RESERVE, CAN BE FOUND THIS SPACIOUS, SEMI DETACHED PROPERTY.

Found to the fringes of Keynsham, the property enjoys a quiet setting, sat amongst similar residential properties, with beautiful open countryside walks available on your doorstep.

Externally the property boasts a raft of impressive benefits. Due to its set back nature from the road, a lovely frontage is therefore offered. A driveway provides off street parking for multiple vehicles, which in turn leads to a single garage. The garage provides further off street parking or secure storage if needed. Side pedestrian access is available leading to an impressive rear garden. Measuring approximately 55ft in length the garden offers the perfect area for any buyer to enjoy. Feature seating area can be found adjacent to the stone wall, which takes in the lovely open views across the grazing fields.

Internally the accommodation can be found over two floors, with the majority of rooms bathed in natural light. Entrance is via a lobby which then leads to the lounge. The lounge offers generous rooms proportions and overlooks the front aspect. A door with glazed inserts then lead to a full width kitchen / diner with views and direct access via 'French' doors to the rear garden. The kitchen comprises numerous built in fitted cupboards with a large expanse of work surfaces.

Stairs from the ground floor provide access to the first floor landing. Once on the first floor, three bedrooms, two of which are generous in nature, with the third being a comfortable single room. Completing the accommodation can be found the bathroom. Large in nature and comprising a four piece white suite with separate bath and shower enclosure.

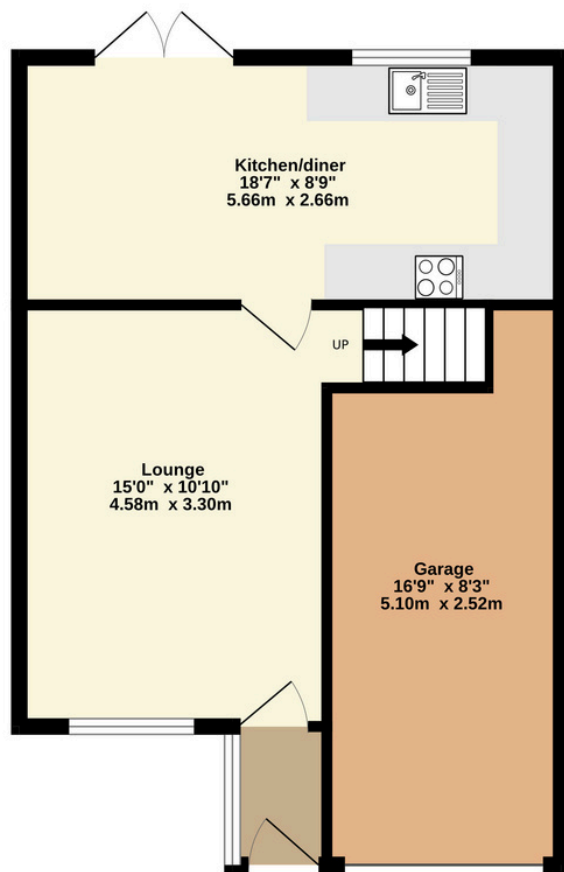
Furthermore the property is double glazed and gas central heated via a gas combination boiler which can be found in the garage. An early internal viewing is highly recommended.



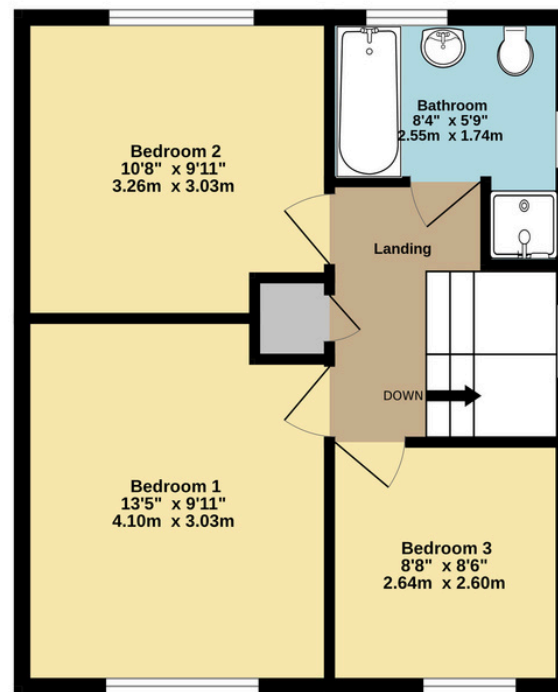




Ground Floor
518 sq.ft. (48.1 sq.m.) approx.



1st Floor
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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0117 986 6644

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